

Approved

**City of York Planning Commission
October 24, 2022
Minutes**

Members present:

Chairperson Wendy Duda
Maria Duncan
A. Lee McLin
Ron Parrish
Laura Korn
Marissa Harris
Rick Thomasson

Members absent:

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
(see sign-in sheet)

The first item of business was Chairperson Wendy Duda calling the meeting to order at 6:00 pm.

The second item of business was approval of the draft Minutes from the September 20, 2022 special meeting.

Upon a Motion by Maria Duncan, seconded by Marissa Harris, the Commission unanimously approved the draft Minutes as submitted.

The third item of business was approval of the draft Minutes from the September 26, 2022 regular meeting.

Marissa Harris made a Motion to approve the Minutes with a correction to add her name as well as Maria Duncan's as having made the Motion/Second on the last item of business. The Motion was seconded by Laura Korn and the Commission unanimously approved the draft Minutes with the noted correction.

For the fourth item of business, Chairperson Wendy Duda opened the floor for comments from the public on agenda items. It was noted that no comments from the public were received regarding any of the agenda items.

The fifth item of business was an application to rezone properties located at 530 Railroad Avenue (2 parcels) from GI – General Industrial to R7 – Residential.

Planning Director Breakfield indicated the following:

- The Planning Commission (PC) must review each rezoning application and then render a recommendation to York City Council. As the rezoning application is reviewed, the PC must be mindful that, among other things, the City's Comprehensive Plan must be used in the evaluation process. City Council must then take the PC recommendation, conduct a public hearing(s), receive public feedback and make a final decision on the matter.

- As the rezoning application is reviewed, please keep in mind the following factors:
 - Does the application comply with the Comprehensive Plan (including the future land-use map)?
 - Would the approval of the proposed rezoning application be in keeping with the character of the subject area?
- Regarding this application:
 - The City's future land-use map calls for the property to have light-industrial development.
 - The Comprehensive Plan describes light industrial development as generally supporting manufacturing, medical research, and assembly operations. These areas are found in close proximity to major transportation corridors such as highways and railroads and are generally separated from surrounding development or transitional uses.
 - The subject property is located adjacent to nearby residentially and industrially used and -zoned properties (GI and R7 zoning districts).
- This rezoning application was tabled at the September 26th PC meeting due to lack of information and representation.

After discussion and upon a Motion by A. Lee McLin, seconded by Maria Duncan, the Commission unanimously voted to deny the rezoning application due to lack of information and representation.

The fifth item of business was discussion only of special exception and rezoning applications for the proposed Rose Street single-family detached residential subdivision to be located near Hunter Street and Williams Street.

Planning Director Breakfield indicated the following:

- a. The City has received an application to rezone property as described in the attached information.

As with any rezoning application, the Planning Commission (PC) must review the application and then render a recommendation to York City Council. As the rezoning application is reviewed, the PC must be mindful that, among other things, the City's Comprehensive Plan must be used in the evaluation process. City Council must take the PC recommendation, conduct a public hearing(s), receive public feedback and make a final decision on the matter.

- b. In an R5 – Multifamily Residential Zoning District, single-family dwelling subdivisions are allowed only by special exception approval. We received the special exception application and conceptual site plan for the noted single-family dwelling subdivision to be located as described in the attached information.

Any recommendation for approval of a special exception application and conceptual site plan must be contingent on York City Council ultimately approving the requested R5 – Multifamily Residential zoning designation for the property.

As the special exception application and conceptual site plan is reviewed, the PC must be mindful that, among other things, the City's Comprehensive Plan must be used in the evaluation process and that the following factors must be addressed in the decision-making process:

- The proposed design and location of the particular development.
- The possible traffic-generating characteristics of the proposed development.
- The effects of the proposed development on the present or intended character of the area in which it is proposed for location.
- The availability of public utilities, facilities and services.

As with any special exception application, the PC must review each application and then render a recommendation to the Board of Zoning Appeals (BZA). The BZA must take the PC recommendation, conduct a public hearing(s), receive public feedback and make a final decision on the matter.

- c. Action must be taken separately regarding the rezoning and special exception applications.
- d. Please be mindful that the PC has a maximum of 75 days from the initial official meeting regarding these applications to review and make recommendations regarding such applications.
- e. If York City Council/BZA ultimately denies a rezoning/special exception application, such application cannot be resubmitted for at least one year.

Chris Wood and Amy Hutchins presented the proposed Rose Street subdivision to the Planning Commission that included details regarding heated area, architectural features, amenities and more.

After discussion and upon a Motion by Wendy Duda, seconded by Marissa Harris, the Commission unanimously voted to grant a 60 day extension to the developer to allow adequate time for review and discussion.

The sixth item of business was discussion only of a potential zoning amendment regarding subdivision signage. By affirmation, the Commission unanimously tabled discussion on this item until a future meeting.

The seventh item of business was discussion only of a potential zoning amendment related to the B1 – Central Business District. By affirmation, the Commission unanimously tabled discussion on this item until a future meeting.

The eighth item of business was discussion only of issues related to moratorium affecting certain types of residential development. By affirmation, the Commission unanimously tabled discussion on this item until a future meeting.

There being no further business, the meeting was adjourned at 7:40 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

Amanda C. Blackston
Zoning Administrator

cc: File – Planning Commission 10/24/2022
Seth Duncan, City Manager